From:	Danny Mapili - WPD-C
To:	Joshua Hill
Cc:	Edwin Lopacki - WPIB
Subject:	Fwd: SM & W Reports-Base Building Considerations
Date:	Thursday, January 14, 2016 10:26:50 AM

Josh,
Please see email below. We can have a short call to discuss briefly.
Please advise. Thanks

Danny C. Mapili
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---------- Forwarded message ----------
From: **Steve Braesch** <SBraesch@sgrinvestments.com>
Date: Thu, Jan 14, 2016 at 8:44 AM
Subject: SM & W Reports-Base Building Considerations
To: Chris Ruschaupt - CBRE <Chris.Ruschaupt@cbre.com>, Danny Mapili - GSA <danny.mapili@gsa.gov>, "Thomas.Gregory@perkinswill.com" <Thomas.Gregory@perkinswill.com>
Cc: "Tracey D. Dickens" <tdickens@ucpmanagement.com>, Deborah Perry <dperry@ucpmanagement.com>

All,

Landlord has reviewed SM & W's Program Requirement Reports issued in December 2015. There are some assumptions throughout the reports that require clarification. Please note the following items for discussion with GSA and FERC:

Security

Page 5 - ACMS Section - Indicates that all security equipment be provided with a minimum of 5 minute back-up power before the emergency generator circuits are online. Please clarify which generator is being referenced here. The base building generator was designed to

provide back-up emergency power for code-required, life-safety systems in the building. The Landlord has not authorized, nor does FERC have the right to connect any tenant equipment to the base building emergency generator. Is FERC considering installing a separate backup generator for tenant use?

Page 6 - Alarm Monitoring Section - Discusses that door alarm points include roof access and utility areas. The roof and utility areas, including mechanical rooms, electrical rooms and elevator machine rooms, are not part of the leased space and are under the control of the Landlord. Door alarm points should not include access to these areas.

Page 7 - Cameras and Emergency/Blue-Light Phones - Please indicate which systems are existing vs. new. Landlord recommends a review of these systems and related responsibility and liability issues.

Pages 8-9 - Security Control Section - The section assumes that the console operator will have the ability to remotely override the AHU operation. The console operator <u>will not</u> have the ability to shut down or remotely override the AHU operation. Is there a specific situation that GSA / FERC feel needs to be addressed here?

Pages 10-11 - Security Equipment Section - 1) Some security equipment is shown to be installed in the base building electrical, mechanical or elevator machine rooms. Tenant equipment can only be installed or housed in base building locations with prior Landlord approval and solely at the Landlord's discretion. 2) Use of the base building emergency generator is again addressed here. Tenant should not assume any access to base building emergency power. 3) Location and methods for installation of exterior conduits is subject to Landlord's approval.

<u>IT Infrastructure</u>

Page 5 - MTER Section - Discusses the MTER (Main Telecommunications Equipment Room) having its own power panel that is tied-into the emergency generator. See page 5 ACMS section reply above concerning emergency generator.

Page 8 - Existing TR Section - Mentions space allocation for equipment associated with a Building Management System (BMS). FERC does not have a BMS system currently. FERC should consider their own environmental and system monitoring system to maintain network integrity.

Page 8 - Report assumes any TR rooms (or other technical rooms for that matter) should be designed for 200 pounds per square foot loading. Unless this capacity currently exists at the location of technical equipment, the weights of any equipment that will be concentrated on a slab would need to be evaluated by a licensed structural engineer and if additional support is required, installed as part of the renovation project, subject to Landlord review and approval.

Page 9 - Existing TR Section - See emergency generator comments in ACMS section above.

After discussing the reports with Chris and Tom, it was suggested that a joint meeting be held with FERC, UCP / CBRE, GSA and SM & W / P + W prior to any design and engineering of the new systems to ensure that all parties are on the same page as it relates to code treatments, access, maintenance, etc.

Chris will coordinate this meeting.

Thanks,

Steve Braesch

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